

**Grantee: Minnesota**

**Grant: B-11-DN-27-0001**

**July 1, 2016 thru September 30, 2016 Performance Report**

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<b>Grant Number:</b> B-11-DN-27-0001	<b>Obligation Date:</b> 03/10/2011	<b>Award Date:</b> 03/10/2011
<b>Grantee Name:</b> Minnesota	<b>Contract End Date:</b> 03/10/2014	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$5,000,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Abigail Behl
<b>LOCCS Authorized Amount:</b> \$5,000,000.00	<b>Estimated PI/RL Funds:</b> \$629,872.61	
<b>Total Budget:</b> \$5,629,872.61		

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Summary of Distribution and Uses of NSP Funds:

#### Introduction:

The Housing and Urban Development's (HUD's) Neighborhood Stabilization Program (NSP3) is authorized under the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Financial Reform Act of 2010), Notice 75 FR 64322 of October 19, 2010, and represents a third round of funding to provide targeted emergency assistance to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned. \$1 billion was announced to stabilize neighborhoods hard hit by foreclosure across the nation.

Minnesota Housing is the grantee for the State of Minnesota NSP funds in the amount of \$5 million under this authority. The focus of this program is the purchase, rehabilitation, management and resale of foreclosed and abandoned properties for the purpose of stabilizing neighborhoods. Unless provided differently by the Act, grants must comply with Community Development Block Grant (CDBG) requirements. The plan describes Minnesota Housing's NSP3 goals for the program, high need targeting criteria, distribution plan, assignment decisions, application requirements, eligible uses and activities, and performance evaluation for NSP funds.

To date, there have been two other rounds of NSP funding. Under the first round (NSP1 authorized under the Housing and Economic Recovery Act of 2008 (HERA)), Minnesota Housing was named a grantee and awarded \$38.8 million.

Minnesota Housing will sub grant NSP funds to eligible local units of government with experience administering CDBG funds who have demonstrated capacity and success in the management of Minnesota Housing's NSP1 funds granted in their jurisdictions in March of 2009. Subrecipients are expected to be knowledgeable about and adhere to the laws and regulations governing the CDBG program as well as the Neighborhood Stabilization Program. Subrecipients must commit and expend funding in accordance with NSP3 funding guidelines and the targeting requirements described in the Action Plan.

#### Timelines and Non-competitive Assignment Process

The \$5 million in NSP funds administered by Minnesota Housing was awarded in February 2011. The NSP3 Program Concept and preliminary assignment recommendations were approved by Minnesota Housing's Board at its December 2010 meeting, after a comprehensive analysis by Agency staff. The Action Plan is informed by subsequent input from each subrecipient local government preliminarily assigned NSP3 funds, including preliminary program descriptions which were due January 4, 2011 and final program descriptions delivered shortly thereafter. Each subrecipient's program description included information on final target areas proposed, corresponding strategies for achieving stabilization, and their implementation method including administrative funds needed. Other factors examined were leverage and/or area assets, public and or private investments, made or anticipated, consistency with NSP3 priorities, and capacity/degree of readiness. The draft NSP3 Action Plan was posted for public comment on January 14, 2011 with a 15 day public comment period that ended on January 30, 2011. The final Action Plan and awards was presented for approval at Minnesousing'

### Summary of Distribution and Uses of NSP Funds:

vered to HUD for approval on February 23rd. The final plan was posted on Minnesota Housing's website at <http://www.mnhousing.gov> on March 1, 2011, and HUD executed its agreement with Minnesota Housing on March 10, 2011. The plan has a term of three years, therefore, will expire on March 10, 2014.

#### Distribution and Uses of Funds – State NSP Goals and Impact/strong>

Minnesota Housing has three goals for the NSP funding:

- To maximize the revitalization and stabilization impact on neighborhoods;
- To preserve affordable housing opportunities in the targeted neighborhoods;
- To complement and coordinate with other federal, state and local investment in the targeted neighborhoods.

Subrecipient goals at the neighborhood/block-group level were evaluated to be consistent with Minnesota Housing's goals for



the program.

In order to respond to rising foreclosures and falling home values, Minnesota Housing's goals have a primary focus on neighborhood stabilization with tight target areas. Subrecipients are expected to have measurable impact, mitigating housing decline and market collapse. To stabilize a neighborhood, subrecipients selected target areas small enough so that at least 20 percent of the foreclosures in the target area could receive assistance. Subrecipients with access to non-NSP3 sources for interim funding were able to project the number of properties to be assisted based on the assumption that each property will receive an average of \$50,000 in subsidy. Subrecipients relying solely on NSP3 funds needed to base their projections on an average total development costs. Due to limited funding, subrecipients were required to narrow their targeting to a few blocks. Target areas are characterized by moderate to low demand, a market insufficient to correct itself yet not collapsed.

Previous NSP1 recipients that demonstrated capacity and success in the management of their grant were identified as eligible for assignment of NSP3 funds. As with NSP1, this limited eligibility to cities or counties experienced in administering CDBG funding. Furthermore, only local units of government operating in the high need target areas, subjected to the targeting criteria developed by Minnesota Housing, which includes areas identified under HUD's mapping tool as high need demonstrating a Need Index Score of 17-20, were eligible for assignment. An index score of 17-20 is considered high need under HUD's methodology criteria. Information on Minnesota Housing's NSP3 Evaluation Criteria for Targeting Areas may be reviewed in Section A of this Action Plan.

Minnesota Housing assigned NSP3 funds to the following six local governments in an aggregate amount of \$4,500,000 for the purpose of acquiring, rehabbing, and reselling 74 units of housing, 59 for homeownership purposes and 15 for rental. An additional \$250,000 is recommended to cover awardee administrative expenditures under the program. The Agency will retain \$250,000 for its own administrative expenditures. The total amount of funds available for the program is \$4,750,000. The total amount of funds available for the program is \$4,750,000.

## Summary of Distribution and Uses of NSP Funds:

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Awardee/Subrecipient - Geographic Area; Activity; Total Funds, including admin; Unit Count:

Big Lake - Greater Minnesota; Acquisition/rehabilitation, demolition, redevelopment - \$822,000; 18 units. Big Lake relinquished \$766,114.47.

Effective with the March 2012 Substantial Amendment \$500,000 was reallocated to Hennepin for the redevelopment of the Shingle Creek project in Brooklyn Center, and \$266,114.47 was reallocated to the City of Minneapolis in the August 2012 Substantial Amendment. The City therefore completed one rehabilitation of a single family home with a total budget of \$55,885.53.

St. Paul - Metro; Acquisition/rehabilitation; \$744,640; 9 units. Effective with the August 2012 Substantial Amendment, the City expanded its target area and increased its unit count from 9 to 13.

Minneapolis - Metro; Redevelopment; \$765,804; 12 units. Effective with the August 2012 Substantial Amendment, the City expanded its target area and increased its unit count from 12 to 16. Its budget was also increased with the funds reallocated from Big Lake and the \$15,000 additional administrative dollars from Minnesota Housing administrative budget.

Ramsey - Suburban Metro; Acquisition/rehabilitation; \$609,372; 12 units.

Dakota - Suburban Metro; Acquisition/rehabilitation, financing mechanism; \$638,242; 4 units.

Hennepin - Suburban Metro; Redevelopment; \$1,169,942; 19 units. Effective with the August 2012 Substantial Amendment, the Brooklyn Park target area was expanded.

Grand Total Funds - \$4,750,000 allocated, including administration costs was modified to \$4,765,000 with the August 2012 Substantial Amendment. Of the original six subrecipients of the State, Big Lake has completed its activities under the grant therefore leaving 5 subrecipients currently processing the grant funds. The impact intent has now risen to a total of 99 properties, increased from 74. All properties are located in high need target areas which continues to be damaged by the economic effects of properties that have been foreclosed upon and abandoned. An additional \$235,000 is allocated for Minnesota Housing's administration costs. Overall \$500,000 of the NSP funds granted to Minnesota Housing are allocated to administration and planning including the funds allocated for this purpose to the subrecipients.

At least \$4.5 million of the funds granted to Minnesota Housing will be used for projects. Based on an expected average per unit cost to NSP3 of approximately \$61,000, Minnesota Housing anticipates 99 units will be assisted with the original allocation, and a few more units with the use of program income. Of those units, it is estimated that 16-25 units will be available for households at or below 50% of AMI. This estimates that \$4.5 million will be used for value and affordability gap assistance. If funds are used for other purposes, such as loans or land banking, the number of units will be lower.

Demolition or conversion of low-, moderate- and middle-income dwelling units may be deemed an important part of neighborhood stabilization by subrecipients. Only one subrecipient has indicated their intent to demolish units, and none have indicated their intent to convert units.

## How Fund Use Addresses Market Conditions:

Each census tract is ranked on a scale of 1 to 20, with 20 being the highest. All target areas have a foreclosure score of 17 or higher.

In addition to considering the HUD score, Minnesota Housing narrowed the foreclosure impact areas to those that either have a high foreclosure score based on internal analysis of LPS Applied Analytics foreclosure data (one of the country's primary sources of loan performance data) OR areas that were previously targeted areas in NSP1.

### Local Market Priorities

- Access to transit OR Access to jobs. Census tracts within close proximity to jobs or transit were selected.

- Moderate to high rates of rental. HUD noted a preference towards rental housing in NSP3. Census tracts with rental rates at the 25th percentile or above for their region, were targeted. The regions for analysis include: the core cities of Minneapolis and Saint Paul, suburban seven county metro, and Greater Minnesota. 13 rental units are anticipated in our plan to contribute to the stabilization of neighborhoods.

- Marketability. To assess the general market conditions of an area, month's supply of home sale inventory was evaluated. Zip codes with less than four months supply represent an active market while four to ten months of inventory indicates a moderate to slow market. A market with more than ten months of inventory is very slow. This information was used to assist in program design and implementation.

In addition to the criteria described above, Minnesota Housing eliminated from consideration communities which had NSP1 funds deobligated or where the identified target areas had less than 100 foreclosures.

## Conclusion

Minnesota Housing analyzed five criteria for selecting target areas: previous recipient of NSP1 funds, significant foreclosure impact, access to transit or access to jobs, areas of high to moderate levels of rental housing, and marketability. In the target selection areas meeting these criteria, an estimated 1,142 properties would require assistance to have a stabilizing impact. To reduce the properties needing assistance to more closely match the available funding, Minnesota Housing further narrowed the target areas by considering grantee capacity and the level of need (the number of foreclosures in the potential target area). The resulting set of potential grant awardees included four entitlement communities: Anoka County, Hennepin County, City of Minneapolis, and City of Saint Paul. In non-entitlement communities, the potential awardees included, in the metro, Dakota County and Ramsey County, and in Greater Minnesota, the City of Big Lake. Six local units of government are identified as the final awardee in the program. Anoka County withdrew from consideration because it concluded that the administrative funds to be received were insufficient to cover its projected expenditures.

Further details on the target areas and the block groups being targeted are available on Minnesota Housing's website. In the Summary of Distribution and Use section, you will find the list of block groups being targeted.

## Summary of Distribution and Uses of NSP Funds:

if a blighted structure is beyond repair.

### Eligible Uses and Activities

Eligible NSP3 Activities are for housing purposes -homeownership and/or rental. Transitional housing is not eligible. Except for certain limitations, all eligible uses identified in the Dodd-Frank Act will be available to the subrecipients:

- Financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties
- Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop.
- Establish and operate land banks for homes and residential properties that have been foreclosed upon.
- Demolish blighted structures- limited to 10 percent of total grant funds.
- Redevelop demolished or vacant properties as housing.

>Administration costs- limited to 10 percent of total grant funds. Subrecipients will be required to submit outcome numbers as compared to projected numbers as stated in their agreement with Minnesota Housing. Minnesota Housing will undertake an evaluation of the uses and outcomes achieved with NSP3 funding.

### Restrictions on Redevelopment of Commercial Properties

NSP3 funding through Minnesota Housing may only be used for redevelopment of commercial properties if the properties' new use will be as residential structures serving households at or below 120% AMI or a public facility. Minnesota Housing's NSP funds may not be used to pay for the installation of non-housing facilities.

### Restrictions on Demolition

NSP3 funding through Minnesota Housing may only be used for demolition of blighted residential structures if the structures will be replaced with housing. Redevelopment activities using NSP3 funds must be for housing. Demolition must be part of a plan for redevelopment of the targeted neighborhoods. No more than 10% of funds may be used for demolition. Subrecipients should re-use cleared sites in accordance with a comprehensive or neighborhood plan. All demolition sites should be planned for re-use within the term of a subrecipient's NSP grant as replacement housing, for use as a community resource, or to provide an environmental function. Examples include community gardens, pocket parks, or floodplain impoundment areas.

### Funding Decisions

Final funding awards were based on the extent to which a subrecipient's program description demonstrated that:

- The funding request is part of a comprehensive plan or strategy to stabilize a neighborhood(s) or blocks including efforts to improve living conditions, preserve affordable housing opportunities, stabilize home values, address public safety, school performance, job creation and other economic development need;
- It is feasible to use the requested funding within the required timeframe;
- The identified outcomes are achievable.

## Summary of Distribution and Uses of NSP Funds:

leverage other resources, both private and public; and

- The identified outcomes are achievable.

Time is of the essence, 50% and 100% of grant funds must be expended 24 months and 36 months respectively after HUD's signing of Minnesota Housing's Grant Agreement. Interim evaluations of awardees' performance in the obligation of funds will be conducted. Should insufficient progress be noted in the expenditure of funds, Minnesota Housing may re-allocate resources to best performing subrecipients or offer direct assistance in order to meet the expenditure timeline. Should Minnesota Housing offer direct assistance, it may undertake any activity included in this Action Plan.

### Low Income Targeting – Income Restrictions

At least \$1,250,000 of the grant funds administered by Minnesota Housing and 25% of program income will be used to house individuals and families with incomes not exceeding 50% of AMI.

Activities funded with NSP funds must benefit households with incomes at or below 120% of area median income (low, moderate and middle income households). For activities that do not benefit individual households, the activity must benefit areas in which at least 51% of the residents have incomes at or below 120% of area median income.

Each subrecipient must use at least 26.4% of its funding award to house individuals and families with incomes at or below 50% of area median income.

4/11/2012 – NSP3 Action Plan Report:

Brief Update:

Below is a summary of the status of our NSP3 grant. Our progress numbers are as follow:

Percentage obligated as of 4/11/2012 = 8.9%.

Percentage drawn as of 4/11/2012 = 4.3%.

DRGR 7.3 Release:



NSP staff has completed the modifications required by the 7.3 Release. At this time, the only subrecipient who is predicting anticipated program income is Dakota County. As stated in our Action Plan, to make best use of the NSP grant dollars, the monies will be used to cover the subsidy/value gap for each project rehabilitated, except for Dakota County who will be using NSP funds to acquire and rehab the project. Therefore, it is anticipated that Dakota will earn program income while the other subrecipients may or may not. NSP staff will stay in contact with the subrecipients on a regular basis to determine whether program income will be anticipated as they progress further with their program.

DRAW form:

All subrecipients save their NSP3 Draw form, including the changes of the 7.3 Release.

NSP3 Substantial Amendment:

A substantial amendment to our NSP3 Action Plan was posted for public comment in the month of March, approved by the Minnesota Housing Board, and just recently mailed to the HUD Field Office for their approval. The amendment proposes the deobligation of \$500,000 in program funds from Big Lake to be reallocated to Hennepin County for the rehabilitation of The Shingle Creek Tow. hechngwllncrsehe  
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### Summary of Distribution and Uses of NSP Funds:

ental unit preference under the grant. Once the approval is granted the changes will be incorporated in the budgets and contract amendments for Hennepin and Big Lake will be executed.

Projected changes:

Minnesota Housing staff is currently reviewing the capacity and readiness of subrecipients to receive additional funds. Approximately \$766,000 was relinquished by Big Lake due to capacity and target area issues. \$500,000 is proposed to be reallocated to Hennepin and the remaining \$266,000 is anticipated for reallocation by the end of June, once staff has identified the subrecipient who is able to commit the funds and expend it within the thresholds required.nbsp;

NSP3 Action Plan Report:

June 27, 2012

Enclosed is our latest submission of Action Plan changes for NSP3. During this quarter we increased our obligations and have been able to update the systems with increased expenditures. As of today our total dollars obligated are \$1.6 million representing 32.7% of the grant. Our total expenditures are \$789,821, which represents 15.8% of the total grant. Additional updates on our progress will be delivered with the June end of quarter report.

Under this action plan, we completed one change to Minneapolis' budget. We added a low income activity category under the E1-Redevelopment Homeownership activity. Therefore, now they have an LH and a non-LH activity. Funds in the amount of \$150,000 were budgeted under this LH activity. No other modifications were made to the Action Plan.

Upcoming changes: Proposals are being considered for a substantial amendment. These are due Minnesota Housing in July for submission to HUD and Minnesota Housing's Board in August. The substantial amendment is targeted for a 15 day public comment period starting no later than August 1, 2012.

- 1) Proposals will be submitted by Dakota and Minneapolis for the funds remaining to de-obligate from Big Lake. At this time we still have \$266,114.47 remaining to allocate to eligible NSP3 subrecipients. Of this total \$2,345.67 represents administrative dollars remaining. Target area expansion will be in both proposals.
- 2) Hennepin County is considering a change in the Brooklyn Park target area. This proposal is also pending for the same period. To this date this area has not served their local subrecipient well and efforts are currentlyndr way to identify the best opportunities.
- 3) St. Paul is undergoing critical staff turnover under their program. Minnesota Housing staff has met the new staff taking over the management for NSP3. In view of the non-action to date under their NSP3 grant, Minnesota Housing has held several special meetings with the City of St. Paul to not only highlight the deficiency in their progress, but also to require of their management to submit a new plan that incorporates the strategies that will allow them to meet the requirements for NSP3. The plan should provide the comfort level needed not only to continue with the program but to revive it and ensure thresholdsaremet.nbsp;Wthteistaftmvr, MinesoaHousigseviwingthe capacity othe agency very coelysine MinesotaHousin

### Summary of Distribution and Uses of NSP Funds:

is well aware of delays currently occurring under NSP1. At this time, St. Paul has been able to provide a new plan for getting back on track. This proposal is pending submission to Minnesota Housing's management for final approval. The approval sends the message to St. Paul that Minnesota Housing will not de-obligate funds at this time, but will stay attentive that they meet the promises made under the new plan for obligating and expending funds, so that ultimately they meet the 50% expenditure threshold by March of 2013. The changes in their plan will include an expansion change to their current NSP3 target area. The proposal will be presented in July to the NSP Steering Committee, and the final approval recommendation will be submitted in August to the Minnesota Housing board. Following the board approval, the substantial amendment will be forwarded to the HUD field office. The count in units will not decrease.

NSP3 Substantial Amendment (August 2012):

A substantial amendment to our NSP3 Action Plan was posted for public comment in the month of August, approved by the Minnesota Housing Board, and just recently mailed to the HUD Field Office for their approval. The amendment proposes the deobligation of the remaining program funds from Big Lake to be reallocated to Minneapolis, an expansion of Hennepin County and St. Paul target areas. The change will also increase the unit count under the Action Plan from 91 to 99. Once the approval is granted the changes will be incorporated in the budgets and contract amendments for Big Lake, Minneapolis, Hennepin, and St. Paul will be executed.



• City of Big Lake: By means of this Substantial Amendment the last remaining funds from Big Lake's plan in the amount of \$266,114.47 are being de-obligated from their budget. This amount includes administration funds remaining in the amount of \$2,345.67. The initial \$500,000 was reallocated in March of 2012.

• City of Minneapolis: The Substantial amendment reallocates \$266,114.47 (remaining Big Lake funds) to the City of Minneapolis for the redevelopment of four properties, two as rehabilitations and two as new construction. Additional administrative funds are reallocated from the state's balance to maintain the six percent ratio originally designated in their grant. Included also is the expansion of their target area to improve their selection options

• Hennepin County: An expansion of Hennepin County's Brooklyn Park target area for the purpose of facilitating the selection of foreclosed homes is part of this revision. The expansion will assist the stabilization work already underway in the expanded area. It further increases the selection of foreclosed homes that may be assisted.

• City of St. Paul: An expansion of St. Paul's NSP3 target area is included as a revision. The purpose is to increase St. Paul's pool of foreclosed homes and jumpstart their NSP3 program.

NSP3 Action Plan Updates: 1-24-2013

Enclosed is our latest submission of Action Plan changes for the NSP3 grant.

The status of our NSP3 grant as of the end of 2012 is reviewed below:

The percentage obligated at the end of the quarter was 67.60%

The percentage drawn as of th

### Summary of Distribution and Uses of NSP Funds:

at the end of the quarter was 41.1%.

The percentage expended as of the end of the quarter was 44.77%

The percentage obligated to low income households is 32%.

Dakota County Action Plan modifications:

Dakota is the only subrecipient that required adjustments to the Action Plan. These are:

- 1) The anticipated program income budget was reduced. When Dakota first communicated their anticipated program income number, it was at a time when they were impacted by several staff changes internally. Since then they had communicated that maybe their number was too high, so they have recommended it to be decreased by \$180,000. Therefore, in this action plan their anticipated program income amount changed from \$300,000 to \$120,000. This modification resulted in a reduction to their overall grant amount from \$938,242.00 to \$758,242.00.
- 2) Added the LH-25 Acquisition Rehab Homeownership Activity in the Action Plan. Dakota initially projected that all their rental projects would cover the low income set aside requirement. However, after moving forward through implementation, we discussed that adding this activity would allow us to classify the projects correctly and receive credit for them as LH25 homeownership.
  - a. The vouchers already processed under the non-LH activity will be transferred to the new added activity in February, since they can't be transferred while the Action Plan is being modified. The budget for the new activity "B1. Acq Rehab Homeownership LH" is \$165,500. The non-LH activity budget was reduced from \$506,236.86 to \$340,736.86.
  - b. The activity was updated with the low income unit count projected at this time, which are two projects. Of a total of four projects underway, two are classified in our internal records (Dakota DRAW form) as acquisition rehab homeownership LH25 projects, one as a non-LH25 acquisition rehab project, and one as an LH25 acquisition rehab rental. The addition of the LH25 acquisition rehab homeownership activity in DRGR allowed us to update the HUD system to match our records.

### How Fund Use Addresses Market Conditions:

#### Areas of Greatest Need

##### Overview

Under NSP3 HUD has provided Minnesota Housing \$5,000,000 for allocation across the state. Outlined below is the methodology that Minnesota Housing used to identify areas of greatest need and to assign initial funding distributions around the state. For further details and to view the target area maps please visit our website at <http://www.mnhousing.gov>.

##### Target Area Selection Criteria

To stabilize a neighborhood, HUD recommended that grantees select target areas small enough so that at least 20 percent of the foreclosures in the target area receive assistance. HUD has estimated, by block group, the number of REO properties and foreclosures starts between July 2009 through June 2010, and the number of properties that need assistance to have a stabilizing impact. Together, Minnesota Housing and entitlement communities have been allocated \$12 million total for NSP3. Minnesota Housing based initial analysis on the assumption that each property will receive \$50,000 in assistance that will stay in the property after the sale to a homeowner. With that assumption, Minnesota Housing and entitlement communities determined they will be able to assist approximately 224 foreclosed properties (90 properties with funding from Minnesota Housing). If these 224 properties are to account for 20 percent of the foreclosed properties in target areas, Minnesota Housing needed to narrow the target areas so that they include no more than 1,120 foreclosed properties. Given that Minnesota Housing only received \$5 million of funding, Minnesota Housing first identified seven local communities that met the agency's selection criteria and then worked with the potential awardees to identify very narrow target areas, encompassing one to five block groups.

After further guidance from HUD that impact must be achieved with initial investment dollars and not with program income recycling, the target areas and estimated total number of units Minnesota Housing will be able to assist, will be less than 90, and are currently estimated with this action plan at 74. This estimate accommodates the differences of value gap needs by neighborhoods.

See below in the order stated here the NSP Need Score, the Total Estimated Units to Achieve Impact, and the Proposed Unit Count by subrecipient:

City of Big Lake: 17, 15, 18

City of Minneapolis: 20, 8, 12



City of Saint Paul: 20, 6, 9  
Dakota County: 18, 3, 4  
Hennepin County: 19.8, 16, 19  
Ramsey County: 17, 8, 12

For All Areas the NSP Need Score Average is 18.3; the total number of units to achieve impact equaled 60; the proposed unit count for the plan is 74.

Minnesota Housing used five criteria to select areas for potential funding. To be targeted for funding, census tracts had to meet each of the following criteria:

Primary Requirements:

- Previous recipient of NSP-1 funds (City or County).
- Significant foreclosure impact.

HUD provides a foreclosure need score for each census tract in the state and census

## How Fund Use Addresses Market Conditions:

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### Program Design

The Agency will implement a subrecipient model. The projected count of units to be treated in each target area meets a 20% impact threshold required by HUD. To maximize the unit count, with such limited funds, awardees will self-finance or seek private financing for construction development and Minnesota Housing will reimburse the value gap subsidy for each project. The anticipated value gap subsidy ranges between \$33,600 and \$78,572. Although resources are limited, the target area selections are much more precise and are based on current conditions in the neighborhood in order to secure stabilization. Therefore, Minnesota Housing will need to file a substantial amendment to its plan should conditions change.

Minnesota Housing has included only census tracts with a moderate to high level of rental housing as target areas in order to give a preference to the development of affordable rental housing. In addition, target areas were limited to areas whose market is neither too "hot" nor too "cold", but rather are moderate to slow, in order to concentrate on areas where intervention is likely to have an impact. The final target areas were examined for alignment with their corresponding stabilization plan.

In the program descriptions subrecipients demonstrated knowledge of their target areas with sufficient detail for Minnesota Housing to evaluate the extent in which the funds will stabilize and revitalize neighborhoods and generate a healthy living environment. Subrecipients had to demonstrate awareness of the problems experienced in the area or community as a result of the prolonged foreclosure crisis and abandonment of properties.

Subrecipients described existing or anticipated targeted improvements efforts to: Stabilize the residential structures, provide housing opportunities for eligible households, prevent additional foreclosures, encourage commercial development, improve safety, improve schools, develop and improve parks and recreation, improve transportation and streets, improve landscaping, sidewalks, and medians, and engage residents in neighborhood stabilization.

Subrecipients had to describe the activities for which NSP3 funds will be used and how those activities will address the identified problems through NSP3 eligible uses, contribute to the stabilization of the targeted neighborhoods or blocks, develop new housing opportunities in the targeted neighborhoods or blocks, and/or preserve land for future redevelopment. Effectiveness of the activities to be undertaken could be demonstrated by describing past experience with the activity (either by the subrecipient or others) and the measurable outcomes.

Subrecipients are encouraged to work with experienced housing developers and property management companies and other local units of government in meeting the stabilization needs of their identified target areas.

### Program Requirements

Activities must benefit middle and low- to moderate-income homebuyers and renters with household income at or below the area median income.

- 25 percent of total grant funds must benefit low income households with incomes at 50 percent of area medium income or below.

## Definition of Blighted Structure:

Structures, as set out in this chapter, may be implemented immediately. (c) Notwithstanding the foregoing provisions, accessory buildings such as garages, barns and other similar structures, not intended to be used for human habitation, shall be deemed to constitute a nuisance condition when such buildings are in violation of section 244.1560 of the housing maintenance code which regulates non-dwelling structures or when such accessory buildings are structurally unsound in the opinion of the director of inspections. (76-Or-102, § 1, 7-9-76; 77-Or-226, § 2, 11-10-77; 78-Or-233, § 2, 11-9-78; 79-Or-016, § 1, 1-26-79; 80-Or-181, § 1, 8-8-80; 84-Or-095, § 1, 6-15-84; 86-Or-236, § 1, 10-10-86; 91-Or-157, § 1, 8-9-91; 92-Or-110, § 2, 9-11-92; 93-Or-142, § 1, 10-1-93; 94-Or-123, § 2, 9-16-94; 2006-Or-059, § 1, 5-26-06)

## How Fund Use Addresses Market Conditions:

Subrecipients shall acquire properties at a minimum discount of 1 percent of the appraised value.

- Subrecipients shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity or contract with small businesses that are owned and operated by persons residing in the vicinity of projects funded with NSP3. Vicinity is defined as each NSP3 target area.

- All persons purchasing NSP3-assisted homeowner housing must receive at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency. In addition, subrecipients intending to use NSP funds for homeownership opportunities for low-income households (below 50% of area median) were required to describe steps to promote successful homeownership, e.g. pre and post-purchase counseling and the costs of such services, and identify the providers of such services and the source of funding for the support services.

- Subrecipients using NSP funds for demolition were required to describe short-term and long-term plans for the use of the land, including how and who will maintain the vacated property until it is redeveloped and the timeframe for likely redevelopment of the property. Demolition plans should include a strategy for assembling land for redevelopment and not simply demolition on a case-by-case basis.

Subrecipients are encouraged to plan interim community uses for vacant land such as community gardens, playgrounds and parks.

- Subrecipients intending to use NSP funds for land banking were required to describe how the use of the land bank will facilitate housing affordable to the targeted incomes and how it will assist in stabilizing neighborhoods. Land banks must operate in specific, defined geographic areas.
- Subrecipients were required to describe any continuing affordability restrictions that they may impose beyond the minimum required by Minnesota Housing.
- When acquiring property, the subrecipient must ensure that the owner is informed in writing of what the subrecipient believes to be the market value of the property; and that the subrecipient will not acquire the property if negotiations fail to result in an amicable agreement (see 49 CFR 24.101(b)(1) & (b)(2)). Relocation assistance under the NSP Program must comply with the requirements of the Uniform Relocation Act of 1970, as amended and with relocation assistance requirements at 42 U.S.C. 5304(d). The subrecipient must document its efforts to ensure that the initial successor in interest in a foreclosed-upon dwelling or residential real property (typically in a property acquired through foreclosure is the lender) has provided bona fide tenants with the notice and other protections outlined in the Recovery Act. Subrecipients may assume the obligations of the successor in interest with respect to bona fide tenants. Subrecipients who elect to assume such obligations are reminded that tenants displaced as a result of the NSP funded acquisition are entitled to the benefits outlined in 24 CFR 570.60 and the Minnesota Subsidized Housing Act.

## How Fund Use Addresses Market Conditions:

et termination by the subrecipient that the initial successor in interest complied with the requirements of the act.

Plan Summary by Subrecipient to address Market Conditions:

The City of Big Lake: The City has chosen a target area which has moderate demand with higher supply of eligible properties. The City will utilize development partners who have participated in NSP1 activities. The city intends to use other funds to acquire and rehabilitate properties, relying on NSP funds for an average subsidy of \$50,000 per unit. Homes will be sold to homeowners at 120% AMI and below. 25% of the City's NSP funds are intended to address rental properties. According to HUD reports, the average NSP needs score is 17 and the total estimated units to achieve impact is 15 for the target area (20% of foreclosure). The City will acquire and rehabilitate 18 units, 12 single family homes of which three will be demolished with NSP resources and redeveloped with private resources. Six additional units will be rental redevelopments. The subrecipient anticipates the subsidy left in could be lower than \$50,000. Leverage funding expected from Greater Minnesota Housing Fund.

The City of Minneapolis: The City has chosen the Hawthorne Eco-Village area which has moderate demand with higher supply of eligible properties. According to HUD reports, the average NSP needs score is 20 and the total estimated units to achieve impact is eight for the target area (20% of foreclosure). The City of Minneapolis will redevelop eight single family homes and two rental duplexes making the total unit count 12. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$60,000 per unit. The City also plans for developers to redevelop rentals for households at 50% AMI or below. Minneapolis will leverage other resources to increase impact in the target area, such as the Minneapolis Advantage program in the amount \$50,000 to be used for down payment assistance.

The City of St. Paul: The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to acquire, rehabilitate, and resell units to homeowners at 120% AMI and below. The program design calls for the City to acquire and demolish while the developer partner will redevelop and resell. The average subsidy of \$78,751 will remain in each project. The City also plans for developers to redevelop rental duplexes for households at 50% AMI or below. According to HUD reports, the average NSP needs score is 20 and the total estimated units to achieve impact is six for the target area (20% of foreclosure). The City of St. Paul will rehabilitate five single family homes and two rental duplexes making the total unit count nine. St. Paul will leverage other NSP3 direct resources in the amount of \$2,059,877. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments.

Dakota County: The County has chosen West St. Paul as primary area for initial block group of West St. Paul.

## How Fund Use Addresses Market Conditions:

St. Paul are being considered for the future application of program income. Both areas have moderate demand with higher supply of eligible properties. The County will directly administer NSP3 and procure contractor services. NSP3 funds will be used to acquire, rehabilitate and resell units to homeowners at 120% AMI and below. Their program design calls for the County to acquire and rehab homes with an average TDC of \$200,000. The County also plans to rehabilitate a rental property for households at 50% AMI or below. Program income is anticipated to be revolved in the target area. The subrecipient will mix a down payment assistance program with program income to complement its acquisition rehab activities.

Hennepin County: The County has chosen Brooklyn Park and Brooklyn Center areas which have moderate demand with higher supply of eligible properties. The County will utilize local subrecipients and developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$50,000 per project. The County has included a rental preference in their plan to serve special needs populations or address a 122 multifamily property should the opportunity present itself. A substantial amendment to HUD will be filed should the need arise. Other funding source – subrecipient will seek their own financing for acquisition and rehabilitation of units. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments.

Ramsey County: The County has chosen the West Maplewood area between Arcade and White Bear (north of Larpenteur) which has moderate demand with higher supply of eligible properties. According to HUD reports the average NSP needs score is 17 and the total estimated units to achieve impact is eight for the target area (20% of foreclosure). Ramsey County will rehabilitate twelve single family homes. Should subsidy be less for each property, Ramsey will be able to impact additional properties. Therefore it projects a range between 12-14 properties. The County will utilize developer partners who have participated in NSP1 activities. NSP3 funds will be used to acquire, rehabilitate, and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$33,600 - \$50,000 per project. Ramsey will leverage other resources from HOME funds in the amounts of \$200,000 for foreclosure remediation, \$75,000 for acquisition/rehabilitation, and \$180,000 for buyer assistance to increase impact in the target area. The developer will seek their own financing for acquisition and rehabilitation of units.

March 2012 Substantial Amendment to State of Minnesota NSP3 Action Plan

After reviewing its progress using NSP3 funds, the City of Big Lake on January 11, 2012 relinquished \$766,114.47 of NSP3 funds





to Minnesota Housing for reallocation to othersubrecipients. Through this Substantial Amendment, Minnesota Housing will reallocate \$500,000 of the returned NSP3 funds to Hennepin County. The \$266,114.47 balance will be de-obligated from Big Lake reallocation to subrecipients at a later date and the reallocation evaluation process.

### How Fund Use Addresses Market Conditions:

p.m.p;nbsp

The proposed reallocation to Hennepin County is based principally upon the current level of need in each NSP3 target area and subrecipients' readiness to commit additional funds. Minnesota Housing considered subrecipients' current commitment and expenditure levels under NSP3 and NSP1, any issues identified with the NSP3 target areas, their ability to reach required expenditure thresholds, their current success in meeting the required low income beneficiary count, and their percentage of funds documented as expended in Minnesota Housing's system.

Hennepin County is the only NSP3 subrecipient that has committed all its funds. The County has requested additional resources for a time-sensitive multi-family rental preservation project in Brooklyn Center. To accommodate Hennepin County's timeline and because othersubrecipients are not currently ready to proceed with additional projects, Minnesota Housing will reallocate \$500,000 of the Big Lake funds to Hennepin County and will consider reallocating the remaining funds to NSP3 subrecipients in the coming weeks.

Hennepin County – Shingle Creek Reallocation Recommendation:

Reallocating \$500,000 of the Big Lake funds to Hennepin County will support preservation of the Shingle Creek Apartments (AKA View point at Shingle Creek), Shingle Creek Tower, 6221 Shingle Creek Parkway, Brooklyn Center., Minnesota Housing staff will present its recommendation at its March 2012 Board meeting. In making this reallocation, Minnesota Housing considered Hennepin County's capacity and degree of readiness to proceed, strategies for stabilization, key area assets, and consistency with NSP3 priorities, through an evaluation of Minnesota Housing's internal data, the Housing and Urban Development (HUD) data, and Hennepin County's narrative, to assess program feasibility, including impact, low income households, rental preference, marketing, and vicinity hiring.

August 2012 Substantial Amendment to State of Minnesota NSP3 Action Plan

After reviewing its progress using NSP3 funds, the City of Big Lake on January 11, 2012 relinquished \$766,114.47 of NSP3 funds to Minnesota Housing for reallocation to other subrecipients. Through this Substantial Amendment, Minnesota Housing will reallocate the remaining balance \$266,117.47 of the returned NSP3 funds to the City of Minneapolis.

Reallocation evaluation process:

The proposed reallocation to Minneapolis is based principally upon the current level of need in each NSP3 target area and subrecipients' readiness to commit additional funds. Minnesota Housing considered subrecipients' current commitment and expenditure levels under NSP3 and NSP1, any issues identified with the NSP3 target areas, their ability to reach required expenditure thresholds, their current success in meeting the required low income beneficiary count, and their percentage of funds documented as expended in Minnesota Housing's system.

City of Minneapolis Reallocation Recommendation:

Reallocating \$266,114.47 (remaining Big Lake funds) to the City of Minneapolis for the redevelopment of four properties, two as rehabilitations and two as new construction. Minnesota Housing staff will present its recommendation

### How Fund Use Addresses Market Conditions:

endation at its August 2012 Board meeting. In making this reallocation, Minnesota Housing considered Minneapolis' capacity and degree of readiness to proceed, strategies for stabilization, key area assets, and consistency with NSP3 priorities, through an evaluation of Minnesota Housing's internal data, the Housing and Urban Development (HUD) data, and Hennepin County's narrative, to assess program feasibility, including impact, low income households, rental preference, marketing, and vicinity hiring.

### Ensuring Continued Affordability:

Subrecipients will be required to include in their loan documents the affordability requirements of 24 CFR §92.252(a), (c), (e) and (f), and §92.254. Affordability requirements for rental properties will be specified in the loan and/or mortgage documents, and a deed restriction or covenant similar to the HOME program. Mortgages and deed restrictions or covenants will be recorded against the property and become part of the public record.

Affordability of owner-occupied housing will be enforced by either recapture or resale restrictions. Each subrecipient will design its own recapture or resale provisions, which will be applied uniformly within their program. NSP may fund rehabilitation of units that are being purchased by individuals, or are being rehabilitated by a legal entity that will sell the property to a homebuyer. Although NSP may not always finance both the purchase and rehabilitation, Minnesota Housing will consider these activities to fall under the affordability requirements of §92.254(a) "Acquisition with or without rehabilitation." To meet the requirements of the NSP statute and Notice, rehabilitation funding must be provided simultaneously with the purchase financing. Subrecipients were required to describe any continuing affordability restrictions that they may impose beyond the minimum required by Minnesota Housing.

Forms implementing continued affordability must be reviewed by Minnesota Housing before being implemented.

### Definition of Blighted Structure:

Blighted structure is one which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, is detrimental to the safety, health, morals, or welfare of the community.

Subrecipients may use either the local jurisdiction's definition of "blighted structure" or Minnesota Housing's definition. Listed

below is the definition they will use:

- 1) Ramsey will use Minnesota Housing's definition
- 2) St. Paul will use their definition: A structure is blighted when it exhibits signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare, or has serious structural deficiencies and the cost to rehabilitate to property standards will exceed 50% of the appraised value after rehabilitation. "Blighted Structure" is not defined in local codes, but this definition is consistent with the definition of a "dangerous structure" found in local code.
- 3) Hennepin will use Minnesota Housing's definition
- 4) Dakota will use Minnesota Housing's definition
- 5) Big Lake will use Minnesota Housing's definition
- 6) Minneapolis will use their definition—Blighted structure is defined by the City of Minneapolis code or Ordinances Chapter 249 standards for nuisance. 249.30 – "Nuisance condition defined; waiver of waiting period. (a) A building within the city shall be deemed a nuisance condition if: 1) It is vacant and unoccupied for the purpose for which it was erected and for which purpose a certificate of occupancy may have been issued, and the building has remained substantially in such condition for a period of at least six (6) months; or 2) The building is unfit for occupancy as it fails to meet the minimum standards set out by city ordinances before a certificate of code compliance could be granted, or is unfit for human habitation because it fails to meet the minimum standards set out in the Minneapolis housing maintenance code, or the doors, windows and other openings into the building are boarded up or otherwise secured by a means other than the conventional methods used in the original construction and design of the building, and the building has remained substantially in such condition for a period of at least sixty (60) days; or (3) Evidence, including but not limited to neighborhood impact statements, clearly demonstrates that the values of neighborhood properties have diminished as a result of deterioration of the subject building; or (4) Evidence, including but not limited to rehab assessments completed by CPED, clearly demonstrates that the cost of rehabilitation is not justified when compared to the after rehabilitation resale value of the building. (b) When it is determined by the director of inspections or the city fire marshal that a building constitutes an immediate hazard to the public health and safety, and after approval by the city council, the sixty-day waiting period set out in this section may be waived and the other proc

### **Definition of Affordable Rents:**

Minnesota Housing will adopt the definition of affordable rents that is contained in 24 CFR §92.252(a), minus utility allowances where tenants pay utilities. Rents are the cost of occupancy and utilities. If rent includes the cost of utilities then the owner may charge the maximum rent. If the tenant pays the utilities, the owner may only charge rent that does not exceed the maximum minus the amount of the "utility allowance." This definition is consistent with the continued affordability requirements of the same section that Minnesota will adopt for the NSP program.

### **Grantee Contact Information:**

Minnesota Housing Finance Agency is the state's responsible organization.  
Address: 400 Sibley Street, Suite 300; St. Paul, MN 55101  
Agency Contact: Niramittata Ly;  
Work address: 400 Sibley Street, Suite 300; St. Paul, MN 55101  
Work phone (651) 296-6345;  
Fax number (651)-296-8292  
nira.ly@state.mn.us

### **Housing Rehabilitation/New Construction Standards:**

Assessment: In addition to property assessment standards already required by local, state, and federal regulations, properties shall also be assessed for the following: (Results of all assessment activities shall be disclosed to the purchaser prior to sale.) 1) Any visible mold or water infiltration issues, 2) Compliance with smoke detectors, carbon monoxide detection, and GFCI receptacle protection as noted below in Required Rehabilitation Activities, 3) Remaining life expectancy of major building components such as roof, siding, windows, mechanical systems and electrical systems, as well as any immediate cosmetic improvements necessary in order to sell or rent the residential property. Building Codes and Local Housing Standards: NSP-assisted housing that is rehabilitated must be rehabilitated in accordance with the State Building, Electrical, and Plumbing Codes. Upon completion, the housing must be in compliance with local housing standards. If local housing standards do not exist, the housing must meet the minimum housing quality standards (HQS) of 24 CFR 982.401.

Where local housing standards exist, subrecipients must identify the standards that will apply to their projects and provide a copy to Minnesota Housing. As projects are rehabilitated, the subrecipients must document how each project meets the local standard, or HQS if there is no local standard, for Minnesota Housing's monitoring review.

Subrecipients must identify in their program descriptions whether they will permit individuals purchasing homes for their own occupancy to conduct or contract for rehabilitation, the date by which such homebuyer rehabilitation must be completed, how the subrecipient will monitor progress of the rehabilitation, and the remedies the subrecipient will take if rehabilitation is not completed by the deadline.

Required Rehabilitation Activities: In addition to remediation of any deficiencies resulting from property assessment required by local, state, and federal regulations, rehabilitation activities shall include the following: 1) Mold and/or water infiltration mitigation, if mold or water infiltration is observed during the assessment. Any moldy materials that cannot be properly cleaned must be removed. 2) Installation of U.L. approved smoke detection in all locations as required for new construction. At least one smoke detector must be hardwired (preferably located near sleeping rooms). 3) Installation of GFCI receptacle protection in locations as required for new construction. 4) Installation of carbon monoxide detection equipment in accordance with the 2006 state legislation. 5) Application of relevant Green Communities Criteria with the Minnesota Overlay to any building component that is modified or altered during a financed activity; including selecting EnergyStar qualified products. 6) Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed. 7) Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, and fires). 8) Rehabilitation or stabilization of hazardous materials such as lead-based paint and asbestos must be in accordance with applicable Federal, State, and Local laws, regulations, and ordinances.



## Housing Rehabilitation/New Construction Standards:

n: All gut rehabilitation (i.e. general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns, or load bearing interior or exterior walls) or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.

Multifamily Housing: Gut rehabilitation or new construction of mid or high rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Demolition: If a site will not be redeveloped within three months after demolition, the subrecipient must ensure that soil on the site does not pose a health hazard to the community by either verifying that the soil meets lead clearance levels, removing and replacing the soil with soil that meets clearance levels, or covering the soil with sod or some other barrier to prevent the disbursement of lead dust.

Minnesota Housing does not expect any demolitions of low income units. Therefore a conversion from a low income unit to a middle income unit is not anticipated. Subrecipients preferred the redevelopment activity because of the flexibility it provides.

## Vicinity Hiring:

Subrecipients shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity or contract with small businesses that are owned and operated by persons residing in the vicinity of projects funded with NSP3. Vicinity is defined as each NSP3 target area. The following are suggested procedures. 1) Outreach to workforce services, commercial associations, local churches, civic clubs, and other agencies/organizations; 2) Identify business phone numbers, search zip code lists; 2) Develop email distributions or mailers; 3) Utilize employment agencies; 4) Develop documents such as flyers, program sheets, and other general materials that provide additional information to community members; 5) Citizen participation process.

If subrecipients are unable to develop hiring or business opportunities to residents in the vicinity of the project, they must encourage employment of Section 3 residents and Section 3 businesses.

Big Lake Vicinity Hiring Plan; procedures include: The City will work with its Partners to create a local vicinity hiring plan and outreach process. Information will be made available to the MN Workforce Center office(s) indicating the NSP3 objectives and skill sets required. Local businesses, church leaders and public officials at schools etc., will be notified and involved in the efforts to utilize local residents in the NSP3 target area.

Below you may view the procedures to be incorporated by each subrecipient.

Minneapolis Vicinity Hiring Plan; procedures include: City of Minneapolis' outreach, engagement, and guide to assist residents in completing necessary State and local qualification requirements for construction work; developer outreach and engagement to hire residents in the neighborhoods and blocks they are working in; collaboration with Summit Academy OIC, Dunwoody and Minneapolis Community College construction training programs serving residents in impacted areas; collaboration with neighborhood groups to connect with neighborhood residents, including block parties.

St. Paul Vicinity Hiring; procedures include: The City of Saint Paul vicinity hiring can be coordinated in conjunction with Saint Paul's Section 3 Action Plan. Specific actions may include: advertising contracting opportunities via the City's website that will provide general information about the project and where to obtain additional information; contacting business assistance agencies and community organizations to inform them of contracting opportunities and requesting assistance in identifying vicinity businesses which may solicit bids or proposals for contracts for work; create and maintain a list of vicinity businesses; coordinate pre-bid meetings at which vicinity businesses may be informed of upcoming contracting and subcontracting opportunities; and advertising contracting opportunities through local (neighborhood level) media. Dakota Vicinity Hiring Plan; procedures include: Provide project information in the city's newsletter; contact local business associations or other similar groups about the program; provide hiring information into rehab bidding documents; distribute contact information directly to households within the target area.

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## Vicinity Hiring:

n Vicinity Hiring Plan; procedures include: Provide community outreach via city newsletters, etc; Advertise, identify and select qualified developers from inside the target area, when possible; require developers to identify and solicit bids from qualified contractors from the target area, when possible; require contractors to hire qualified job applicants from

## Procedures for Preferences for Affordable Rental Dev.:

Census tracts with rental rates at the 25th percentile or above were targeted to ensure Minnesota Housing incorporated in order to give a preference to the development of affordable rental housing. In addition, target areas were limited to areas whose market is neither too "hot" nor too "cold", but rather are moderate to slow, in order to concentrate on areas where intervention is likely to have an impact. The final target areas were examined for alignment with subrecipients corresponding stabilization plan.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,629,872.61
<b>Total Budget</b>	\$0.00	\$5,629,872.61
<b>Total Obligated</b>	\$7,500.00	\$5,629,872.61

<b>Total Funds Drawdown</b>	\$34,705.20	\$5,479,098.55
<b>Program Funds Drawdown</b>	\$2,996.80	\$4,971,146.14
<b>Program Income Drawdown</b>	\$31,708.40	\$507,952.41
<b>Program Income Received</b>	\$7,500.00	\$637,372.60
<b>Total Funds Expended</b>	\$34,705.20	\$5,479,098.55
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$750,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$500,000.00	\$498,439.07
<b>Limit on State Admin</b>	\$0.00	\$498,439.07

## Progress Toward Activity Type Targets

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$500,000.00	\$498,439.07

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,250,000.00	\$2,021,057.98

## Overall Progress Narrative:

The State of Minnesota's Subrecipients with active NSP3 programs continue to progress in their projects. Below are some notable updates for the quarter ending 9/30/2016:

The City of Minneapolis encountered construction delays in the completion of its final project located within the Hawthorne Eco Village, in North Minneapolis. Completion is expected next quarter and the property will be placed on the market for sale to an income eligible client. Final reconciliation of project costs and completion of paper work is ongoing in an effort to move towards grant closeout.

The City of St. Paul received one bid from a developer for the rehab of its remaining NSP3 property. Historically, this property has not garnered much interest from developers due to the location and extensive rehab needed. The bid that was received was high and over the City's project subsidy limit. The City is actively exploring disposition options and reassessing its strategy.

Hennepin County continues to work towards program close out. Its last project is still under construction. The County is assessing the possibility of starting a new project in order to spend down the remainder of its NSP funds. Final reconciliation of project costs and completion of paper work is ongoing in an effort to move towards grant closeout.

Ramsey County continues to work to towards program closeout. All program funds and program income



has been expended and final reconciliation is underway. The County is working on competing necessary completion paperwork and reporting.

This concludes the State of Minnesota's third quarter NSP3 report.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3 Big Lake, City of Big Lake	\$0.00	\$55,885.53	\$55,885.53
NSP3 Dakota, Dakota County	\$0.00	\$768,498.96	\$638,242.00
NSP3 Hennepin, Hennepin County	\$2,996.80	\$1,815,853.83	\$1,653,283.57
NSP3 MH, Minnesota Housing	\$0.00	\$235,000.00	\$235,000.00
NSP3 Minneapolis, City of Minneapolis	\$0.00	\$1,274,038.25	\$1,034,723.04
NSP3 Ramsey, Ramsey County	\$0.00	\$735,956.04	\$609,372.00
NSP3 St. Paul, City of St. Paul	\$0.00	\$744,640.00	\$744,640.00



## Activities

**Project # / Title:** NSP3 Big Lake / City of Big Lake

**Grantee Activity Number:** B1. Acq Rehab Homeownership LH - Big Lake  
**Activity Title:** B1. Acq Rehab Homeownership LH - Big Lake

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 Big Lake

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Big Lake NSP3

**Activity Status:**

Under Way

**Project Title:**

City of Big Lake

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Big Lake2

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2016**

N/A

**To Date**

\$40,586.20

**Total Budget**

\$0.00

\$40,586.20

**Total Obligated**

\$0.00

\$40,586.20

**Total Funds Drawdown**

\$0.00

\$40,586.20

**Program Funds Drawdown**

\$0.00

\$40,586.20

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$40,586.20

City of Big Lake2

\$0.00

\$40,586.20

**Match Contributed**

\$0.00

\$0.00

### Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The City will utilize development partners who have participated in NSP1 activities. The city intends to use other funds to acquire and rehabilitate properties, relying on NSP funds for an average subsidy of \$50,000 per unit. 08/12 Big Lake has relinquished their remaining funds. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012. This amount includes administration funds remaining in the amount of \$2,345.67. Big Lake activities are complete with one property completed and sold.

### Location Description:

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:  
 271410304024, 271410304022, 271410304023, 271410304024.



## Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>B1. Acq Rehab Homeownership - Big Lake</b>
<b>Activity Title:</b>	<b>B1. Acq Rehab Homeownership - Big Lake</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

NSP3 Big Lake

**Project Title:**

City of Big Lake

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Big Lake2

**Program Income Account:**

Big Lake NSP3

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Big Lake2	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

08/12 Big Lake has relinquished their funds with one completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012.

**Location Description:**

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:

271410304024, 271410304022, 271410304023, 271410304024

**Activity Progress Narrative:****Accomplishments Performance Measures****No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>B2. Acq Rehab Rental LH - Big Lake</b>
<b>Activity Title:</b>	<b>B2. Acq Rehab Rental LH - Big Lake</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

NSP3 Big Lake

**Project Title:**

City of Big Lake

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Big Lake2

**Program Income Account:**

Big Lake NSP3

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Big Lake2	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

08/12 Big Lake has relinquished their funds with one completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012

**Location Description:**

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:

271410304024, 271410304022, 271410304023, 271410304024

**Activity Progress Narrative:****Accomplishments Performance Measures****No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Big Lake</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Big Lake</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP3 Big Lake

**Project Title:**

City of Big Lake

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

City of Big Lake2

**Program Income Account:**

Big Lake NSP3

**Overall****Jul 1 thru Sep 30, 2016****To Date****Total Projected Budget from All Sources**

N/A

\$15,299.33

**Total Budget**

\$0.00

\$15,299.33

**Total Obligated**

\$0.00

\$15,299.33

**Total Funds Drawdown**

\$0.00

\$15,299.33

**Program Funds Drawdown**

\$0.00

\$15,299.33

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$15,299.33

City of Big Lake2

\$0.00

\$15,299.33

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

2.7% of total grant funds will be used for admin costs. 08/12 Big Lake has relinquished their funds with one completed rehab. Their balance of funds used was \$55,885. All other funds under the grant were relinquished, \$500,000 in March of 2012 and \$266,114.47 in August of 2012

**Location Description:**

The City has chosen a target area which has moderate demand with higher supply of eligible properties. High need county locations - see block groups below:

271410304024, 271410304022, 271410304023, 271410304024

**Activity Progress Narrative:****Accomplishments Performance Measures****No Accomplishments Performance Measures**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

## Project # / Title: NSP3 Dakota / Dakota County

<b>Grantee Activity Number:</b>	<b>B1. Acq Rehab Homeownership - Dakota</b>
<b>Activity Title:</b>	<b>B1. Acq Rehab Homeownership - Dakota</b>

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Project Number:

NSP3 Dakota

### Projected Start Date:

03/10/2011

### Benefit Type:

Direct ( HouseHold )

### National Objective:

NSP Only - LMMI

### Program Income Account:

Dakota County NSP3

### Activity Status:

Under Way

### Project Title:

Dakota County

### Projected End Date:

06/30/2016

### Completed Activity Actual End Date:

### Responsible Organization:

Dakota County2

### Overall

	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$282,015.68
<b>Total Budget</b>	\$0.00	\$282,015.68
<b>Total Obligated</b>	\$0.00	\$282,015.68
<b>Total Funds Drawdown</b>	\$0.00	\$212,520.77
<b>Program Funds Drawdown</b>	\$0.00	\$164,784.42
<b>Program Income Drawdown</b>	\$0.00	\$47,736.35
<b>Program Income Received</b>	\$0.00	\$130,256.95
<b>Total Funds Expended</b>	\$0.00	\$212,520.77
Dakota County2	\$0.00	\$212,520.77



Match Contributed

\$0.00

\$0.00

### Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The County will directly administer NSP3 and procure contractor services. NSP3 funds will be used to acquire, rehabilitate and resell units to homeowners at 120% AMI and below. Their program design calls for the County to acquire and rehab homes with an average TDC of \$200,000. The County also plans to rehabilitate a rental property for households at 50% AMI or below. Program income is anticipated to be revolved in the target area. The subrecipient will mix a down payment assistance program with program income to complement its acquisition rehab activities. 03/12 Modification adjusts for anticipated program income. 11/12 modification adjusts for decreased program income. 01/13 budget amendment transfers funds to acq rehab - lh. 11/13 amendment adjusts funds for decreased anticipated program income. July 2014 amendment shifts funds to acq rehab lh activity. Feb 2015 amendment adjusts for decreased program income. Dec 2015 budget amendment increases admin and acq rehab homeownership due to program income funds.

### Location Description:

The County has chosen West St. Paul as its primary area for its initial allocation. Additional block groups of West and South St. Paul are being considered for the future application of program income. Both areas have moderate demand with higher supply of eligible properties. See block group below:  
270370601014

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found  
Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>B1. Acq Rehab Homeownership LH - Dakota</b>
<b>Activity Title:</b>	<b>B1. Acq Rehab Homeownership LH - Dakota</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3 Dakota

**Project Title:**

Dakota County

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Dakota County2

**Program Income Account:**

Dakota County NSP3

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$234,449.00
<b>Total Budget</b>	\$0.00	\$234,449.00
<b>Total Obligated</b>	\$0.00	\$234,449.00
<b>Total Funds Drawdown</b>	\$0.00	\$234,449.00
<b>Program Funds Drawdown</b>	\$0.00	\$234,449.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$234,449.00
Dakota County2	\$0.00	\$234,449.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The County will directly administer NSP3 and procure contractor services. NSP3 funds will be used to acquire, rehabilitate and resell units to homeowners at 50% AMI and below. Their program design calls for the County to acquire and rehab homes with an average TDC of \$200,000. The subrecipient will mix a down payment assistance program with program income to complement its acquisition rehab activities.

11/13 amendment adjusts funds for decreased anticipated program income. July 2014 amendment shifts funds to avq rehab lh activity.

**Location Description:**

The County has chosen West St. Paul as its primary area for its initial allocation. Additional block groups of West and South St. Paul are being considered for the future application of program income. Both areas have moderate demand with higher supply of eligible properties. See block group below:

270370601014

**Activity Progress Narrative:**

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Units with bus/rail access	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>B2. Acq Rehab Rental LH - Dakota</b>
<b>Activity Title:</b>	<b>B2. Acq Rehab Rental LH - Dakota</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 Dakota

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Dakota County NSP3

**Activity Status:**

Under Way

**Project Title:**

Dakota County

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:****Responsible Organization:**

Dakota County2

**Overall****Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2016**

N/A

**To Date**

\$202,262.96

**Total Budget**

\$0.00

\$202,262.96

**Total Obligated**

\$0.00

\$202,262.96

**Total Funds Drawdown**

\$0.00

\$202,262.96

**Program Funds Drawdown**

\$0.00

\$202,262.96

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$202,262.96

Dakota County2

\$0.00

\$202,262.96

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The County will directly administer NSP3 and procure contractor services. NSP3 funds will be used to acquire, rehabilitate and resell units to homeowners at 120% AMI and below. Their program design calls for the County to acquire and rehab homes with an average TDC of \$200,000. The County also plans to rehabilitate a rental property for households at 50% AMI or below. Program income is anticipated to be revolved in the target area. The subrecipient will mix a down payment assistance program with program income to complement its acquisition rehab activities.

03/12 Modification adjusts for anticipated program income. 11/12 modification adjusts for decreased program income. 11/13 amendment adjusts funds for decreased anticipated program income.

**Location Description:**

The County has chosen West St. Paul as its primary area for its initial allocation. High need suburban metro location - see block group below:  
270370601014

**Activity Progress Narrative:**

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	1/1	0/0	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Dakota</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Dakota</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP3 Dakota

**Project Title:**

Dakota County

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

Dakota County2

**Program Income Account:**

Dakota County NSP3

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$49,771.32
<b>Total Budget</b>	\$0.00	\$49,771.32
<b>Total Obligated</b>	\$0.00	\$49,771.32
<b>Total Funds Drawdown</b>	\$0.00	\$49,771.32
<b>Program Funds Drawdown</b>	\$0.00	\$36,745.62
<b>Program Income Drawdown</b>	\$0.00	\$13,025.70
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$49,771.32
Dakota County2	\$0.00	\$49,771.32
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

6.0% of total grant funds will be used for administration costs.

July 2014 amendment shifts funds to avq rehab lh activity. Dec 2015 budget amendment increases admin and acq rehab homeownership due to program income funds.

**Location Description:**

The County has chosen West St. Paul as its primary area for its initial allocation. High need suburban metro location- see block group below.

270370601014

**Activity Progress Narrative:****Accomplishments Performance Measures****No Accomplishments Performance Measures**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Project # / Title: NSP3 Hennepin / Hennepin County

**Grantee Activity Number:** E1. Redevelopment Homeownership LH - Hennepin

**Activity Title:** E1. Redevelopment Homeownership LH - Hennepin

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 Hennepin

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Hennepin County NSP3

**Activity Status:**

Under Way

**Project Title:**

Hennepin County

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hennepin County2

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2016**

**To Date**

N/A

\$109,063.32

**Total Budget**

\$0.00

\$109,063.32

**Total Obligated**

\$0.00

\$109,063.32

**Total Funds Drawdown**

\$0.00

\$109,063.32

**Program Funds Drawdown**

\$0.00

\$109,063.32

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

<b>Total Funds Expended</b>	\$0.00	\$109,063.32
Hennepin County2	\$0.00	\$109,063.32
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping and reselling for homeownership. The County will utilize local subrecipients and developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$50,000 per project. The County has included a rental preference in their plan to serve special needs populations or address a 122 multifamily property should the opportunity present itself. A substantial amendment to HUD will be filed should the need arise. Other funding source –subrecipient will seek their own financing for acquisition and rehabilitation of units. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments

Oct 2013 amendment shifts funds to LH Activity. Feb 2014 amendment shifts funds to Redevelopment Homeownership. Sept 2014 budget amendment shifts funds to Redevelopment Homeownership. Feb 2015 amendment adjusts for decreased program income. March 2015 amendment adjusts for increased program income.

June 2015 amendment shifts funds from LH to Redev HO. Sept 2015 amendment shifts funds between activities.

### Location Description:

The County has chosen Brooklyn Park and Brooklyn Center areas which have moderate demand with higher supply of eligible properties. High need suburban metro locations - see block groups below:

270530206001, and, 270530206002, and, 270530268163, and, 270530268183

Effective August 2012 an expansion of Hennepin County's Brooklyn Park target area for the purpose of facilitating the selection of foreclosed homes was submitted as part of their NSP3 stabilization plan. The expansion will assist the stabilization work already underway in the expanded area. It further increases the selection of foreclosed homes that may be assisted.

Hennepin's stabilization plan has been focused south of 85th Avenue North. The expanded area increases the block groups from two to 32 block groups and extends approximately 3 ½ miles east and south of their current target area providing a high concentration of residential properties. The impact score for the revised target area is 132. Although the impact score increases to 132, the number of foreclosed units assisted in this area is 166. This total already exceeds HUD's required impact score of 132. The layered assistance comes from the City's EDA program, their NSP1, NSP2, NSP3, CDBG and other MN Housing funds. Hennepin's NSP3 investment in Brooklyn Park of 11 units will continue to provide stabilization to the area given the vacancy rate of 3-4% and their current rate of loans 90 days delinquent.

### Activity Progress Narrative:

### Accomplishments Performance Measures

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/2

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/2
<b># of Singlefamily Units</b>	0	2/2

### Beneficiaries Performance Measures

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod</b>
<b># of Households</b>	0	0	0	2/2	0/0	2/2	100.00



# Owner Households	0	0	0	2/2	0/0	2/2	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** E1. Redevelopment Homeownership - Hennepin

**Activity Title:** E1. Redevelopment Homeownership - Hennepin

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 Hennepin

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Hennepin County NSP3

**Activity Status:**

Under Way

**Project Title:**

Hennepin County

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hennepin County2

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2016**

N/A

**To Date**

\$1,136,848.51

**Total Budget**

\$0.00

\$1,136,848.51

**Total Obligated**

\$7,500.00

\$1,136,848.51

**Total Funds Drawdown**

\$34,705.20

\$1,120,190.08

**Program Funds Drawdown**

\$2,996.80

\$978,245.32

**Program Income Drawdown**

\$31,708.40

\$141,944.76

**Program Income Received**

\$7,500.00

\$153,411.83

**Total Funds Expended**

\$34,705.20

\$1,120,190.08

Hennepin County2

\$34,705.20

\$1,120,190.08

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping and reselling for homeownership. The County will utilize local subrecipients and developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$50,000 per project. The County has included a rental preference in their plan to serve special needs populations or address a 122 multifamily property should the opportunity present itself. A substantial amendment to HUD will be filed should the need arise. Other funding source –subrecipient will seek their own financing for acquisition and rehabilitation of units. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments.

Oct 2013 amendment shifts funds to LH Activity, and adjusts for increased program income. Feb 2014 amendment shifts funds to Redevelopment Homeownership. Sept 2014 budget amendment shifts funds to Redevelopment Homeownership. March 2015 amendment adjusts for increased program income.

June 2015 amendment shifts funds from LH to Redev HO. Sept 2015 amendment shifts funds between activities. Feb 2016 amendment adds funds to Redev Homeownership due to program income increases.

**Location Description:**

The County has chosen Brooklyn Park and Brooklyn Center areas which have moderate demand with higher supply of eligible properties. High need suburban metro locations. See block groups below:

270530206001, and, 270530206002, and, 270530268163, and, 270530268183

Effective August 2012 an expansion of Hennepin County's Brooklyn Park target area for the purpose of facilitating the selection of foreclosed homes was submitted as part of their NSP3 stabilization plan. The expansion will assist the stabilization work already underway in the expanded area. It further increases the selection of foreclosed homes that may be assisted. Hennepin's stabilization plan has been focused south of 85th Avenue North. The expanded area increases the block groups from two to 32 block groups and extends approximately 3 ½ miles east and south of their current target area providing a high concentration of residential properties. The impact score for the revised target area is 132. Although the impact score increases to 132, the number of foreclosed units assisted in this area is 166. This total already exceeds HUD's required impact score of 132. The layered assistance comes from the City's EDA program, their NSP1, NSP2, NSP3, CDBG and other MN Housing funds. Hennepin's NSP3 investment in Brooklyn Park of 11 units will continue to provide stabilization to the area given the vacancy rate of 3-4% and their current rate of loans 90 days delinquent.

## Activity Progress Narrative:

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/17
# of Singlefamily Units	0	16/17

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	6/6	16/17	37.50
# Owner Households	0	0	0	0/0	6/6	16/17	37.50

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>E2. MF Redevelopment Rental LH - Hennepin</b>
<b>Activity Title:</b>	<b>E2. MF Redevelopment Rental LH - Hennepin</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3 Hennepin

**Project Title:**

Hennepin County

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Hennepin County2

**Program Income Account:**

Hennepin County NSP3

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$495,645.00
<b>Total Budget</b>	\$0.00	\$495,645.00
<b>Total Obligated</b>	\$0.00	\$495,645.00
<b>Total Funds Drawdown</b>	\$0.00	\$495,645.00
<b>Program Funds Drawdown</b>	\$0.00	\$491,677.93
<b>Program Income Drawdown</b>	\$0.00	\$3,967.07
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$495,645.00
Hennepin County2	\$0.00	\$495,645.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping and reselling for homeownership. The County will utilize local subrecipients and developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$50,000 per project. The County has included a rental preference in their plan to serve special needs populations or address a 122 multifamily property should the opportunity present itself. A substantial amendment to HUD will be filed should the need arise. Other funding source –subrecipient will seek their own financing for acquisition and rehabilitation of units. Funding will also leverage work completed under NSP1 & NSP2 Direct, and city investments.

Oct 2013 amendment shifts funds to LH Activity, and adjusts for increased program income. Sept 2015 amendment shifts funds between activities.

**Location Description:****Activity Progress Narrative:**

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	24/24

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/34
# of Multifamily Units	0	34/34

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	34/34	0/0	34/34	100.00
# Renter Households	0	0	0	34/34	0/0	34/34	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Hennepin</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Hennepin</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP3 Hennepin

**Project Title:**

Hennepin County

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

Hennepin County2

**Program Income Account:**

Hennepin County NSP3

**Overall****Jul 1 thru Sep 30, 2016****To Date****Total Projected Budget from All Sources**

N/A

\$74,297.00

**Total Budget**

\$0.00

\$74,297.00

**Total Obligated**

\$0.00

\$74,297.00

**Total Funds Drawdown**

\$0.00

\$74,297.00

**Program Funds Drawdown**

\$0.00

\$74,297.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$74,297.00

Hennepin County2

\$0.00

\$74,297.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

6.0% of total grant funds will be used for administration costs.

**Location Description:**

High need suburban metro locations - see block groups below:  
 270530206001, and, 270530206002, and, 270530268163, and, 270530268183

**Activity Progress Narrative:****Accomplishments Performance Measures****No Accomplishments Performance Measures**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Project # / Title: NSP3 MH / Minnesota Housing

<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Minnesota Hsg</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Minnesota Hsg</b>

### Activity Category:

Administration

### Project Number:

NSP3 MH

### Projected Start Date:

03/10/2011

### Benefit Type:

( )

### National Objective:

N/A

### Activity Status:

Under Way

### Project Title:

Minnesota Housing

### Projected End Date:

06/30/2016

### Completed Activity Actual End Date:

### Responsible Organization:

Minnesota Housing Finance Agency

### Overall

	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$235,000.00
<b>Total Budget</b>	\$0.00	\$235,000.00
<b>Total Obligated</b>	\$0.00	\$235,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$235,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$235,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$235,000.00
Minnesota Housing Finance Agency	\$0.00	\$235,000.00



**Match Contributed**

\$0.00

\$0.00

### Activity Description:

General administration of NSP program - 5% of total grant funds.  
August 2012 Substantial amendment -administrative funds are reallocated from the state's balance to maintain the six percent ratio originally designated in Minneapolis' grant. The current administration budget for Minnesota Housing after the transfer of \$15,000 to Minneapolis is 4.7% of total grant funds, equaling \$235,000.00.

### Location Description:

Costs are applicable for NSP3 program administration.

### Activity Progress Narrative:

### Accomplishments Performance Measures

**No Accomplishments Performance Measures**

### Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Project # / Title: NSP3 Minneapolis / City of Minneapolis**

**Grantee Activity Number: E1. Redevelopment Homeownership - Minneapolis**

**Activity Title: E1. Redevelopment Homeownership - Minneapolis**

#### Activity Category:

Rehabilitation/reconstruction of residential structures

#### Activity Status:

Under Way

#### Project Number:

#### Project Title:

NSP3 Minneapolis

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Minneapolis NSP3

City of Minneapolis

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Minneapolis

Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$810,679.07
<b>Total Budget</b>	\$0.00	\$810,679.07
<b>Total Obligated</b>	\$0.00	\$810,679.07
<b>Total Funds Drawdown</b>	\$0.00	\$746,058.35
<b>Program Funds Drawdown</b>	\$0.00	\$590,039.71
<b>Program Income Drawdown</b>	\$0.00	\$156,018.64
<b>Program Income Received</b>	\$0.00	\$194,619.78
<b>Total Funds Expended</b>	\$0.00	\$746,058.35
City of Minneapolis	\$0.00	\$746,058.35
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds to be used for vacant and foreclosed properties, for the purposes of redeveloping and reselling for homeownership. The City of Minneapolis will redevelop eight single family homes and two rental duplexes making the total unit count 12. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$60,000 per unit. The City also plans for developers to redevelop rentals for households at 50% AMI or below. Minneapolis will leverage other resources to increase impact in the target area, such as the Minneapolis Advantage program in the amount \$50,000 to be used for down payment assistance.

June 2012 amendment shifts funds to Redevelopment Homeownership - LH. Units decreased by two. August 2012 amendment shifts funds from City of Big Lake deobligation, and increases units to 12.

The August 2012 Substantial amendment reallocates \$266,114.47 (remaining Big Lake funds) to the City of Minneapolis for the redevelopment of four properties, two rehabilitations and two new construction. The City's new grant total under this amendment now equals \$1,046,918.47. Included also is the expansion of their target area to improve their selection options. The target area also known as the Hawthorne neighborhood, one of the hardest foreclosure-impacted areas, is characterized as a dense metro area with high concentration of foreclosures and multiple demolitions. This reallocation increases the city's NSP3 unit count from 12 to 16 (four rentals and 12 homeownership units), which will continue the stabilization work already in progress in this neighborhood. The estimated number of properties needed to make an impact is 13, already met with layered investments from NSP1, NSP2, CDBG, HOME, Met Council and other local sources. The City will contract these funds through their developer Project for Pride in Living (PPL). It is anticipated that at least two of the homes will be completed prior to the March 2013 expenditure deadline. The City is scheduled to reach their 70% expenditure level by January of 2013.

Dec 2013 amendment adds funds due to program income. Feb 2014 amendment shifts funds to redev HO LH and adds funds due to program income. Sept 2015 amendment increases redevelopment activities due to increased program income. Mar 2016 amendment shifts funds to Redevelopment Homeownership.

**Location Description:**

The City has chosen the Hawthorne Eco-Village area which has moderate demand with higher supply of eligible properties.

High need metro city location block groups:

270531016001, and, 270531016002, and, 270531016003



## Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	8/8

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	8/8
# of Singlefamily Units	0	8/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	6/6	8/8	75.00
# Owner Households	0	0	0	0/0	6/6	8/8	75.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>E1. Redevelopment Homeownership LH - Minneapolis</b>
<b>Activity Title:</b>	<b>E1. Redevelopment Homeownership LH - Minneapolis</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 Minneapolis

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Minneapolis NSP3

**Activity Status:**

Under Way

**Project Title:**

City of Minneapolis

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Minneapolis

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$217,513.72
<b>Total Budget</b>	\$0.00	\$217,513.72
<b>Total Obligated</b>	\$0.00	\$217,513.72
<b>Total Funds Drawdown</b>	\$0.00	\$217,513.72
<b>Program Funds Drawdown</b>	\$0.00	\$198,837.87
<b>Program Income Drawdown</b>	\$0.00	\$18,675.85
<b>Program Income Received</b>	\$0.00	\$32,500.00
<b>Total Funds Expended</b>	\$0.00	\$217,513.72
City of Minneapolis	\$0.00	\$217,513.72
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds to be used for vacant and foreclosed properties, for the purposes of redeveloping and reselling for homeownership. The City of Minneapolis will redevelop eight single family homes and two rental duplexes making the total unit count 12. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$60,000 per unit. The City also plans for developers to redevelop rentals for households at 50% AMI or below. Minneapolis will leverage other resources to increase impact in the target area, such as the Minneapolis Advantage program in the amount \$50,000 to be used for down payment assistance.

Feb 2014 amendment shifts funds to redev HO LH and adds funds due to program income. Sept 2015 amendment increases redevelopment activities due to increased program income. Mar 2016 amendment shifts funds to Redevelopment Homeownership.

**Location Description:**

The City has chosen the Hawthorne Eco-Village area which has moderate demand with higher supply of eligible properties.

High need metro city locations block groups:

270531016001, and, 270531016002, and, 270531016003

## Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/4
# of Singlefamily Units	0	3/4

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/4	0/0	3/4	100.00
# Owner Households	0	0	0	3/4	0/0	3/4	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>E2. Redevelopment Rental LH - Minneapolis</b>
<b>Activity Title:</b>	<b>E2. Redevelopment Rental LH - Minneapolis</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3 Minneapolis

**Project Title:**

City of Minneapolis

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Minneapolis

**Program Income Account:**

Minneapolis NSP3

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$201,613.49
<b>Total Budget</b>	\$0.00	\$201,613.49
<b>Total Obligated</b>	\$0.00	\$201,613.49
<b>Total Funds Drawdown</b>	\$0.00	\$201,613.49
<b>Program Funds Drawdown</b>	\$0.00	\$201,613.49
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$201,613.49
City of Minneapolis	\$0.00	\$201,613.49
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds to be used for vacant and foreclosed properties, for the purpose of redeveloping rental properties. The City of Minneapolis will redevelop eight single family homes and two rental duplexes making the total unit count 12. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. NSP3 funds will be used to redevelop and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$60,000 per unit. The City also plans for developers to redevelop rentals for households at 50% AMI or below. Minneapolis will leverage other resources to increase impact in the target area, such as the Minneapolis Advantage program in the amount \$50,000 to be used for down payment assistance. June 2012 amendment shifts funds to Redevelopment Homeownership LH activity. Feb 2014 amendment shifts funds to redev HO LH and adds funds due to program income.

**Location Description:**

The City has chosen the Hawthorne Eco-Village area which has moderate demand with higher supply of eligible properties. High need metro city locations block groups: 270531016001, and, 270531016002, and, 270531016003

**Activity Progress Narrative:**

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	4/4	0/0	4/4	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** F. Admin - Minneapolis

**Activity Title:** F. Admin - Minneapolis

**Activity Category:**

Administration

**Project Number:**

NSP3 Minneapolis

**Projected Start Date:**

03/10/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Program Income Account:**

Minneapolis NSP3

**Activity Status:**

Under Way

**Project Title:**

City of Minneapolis

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Minneapolis

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$44,231.97
Total Budget	\$0.00	\$44,231.97
Total Obligated	\$0.00	\$44,231.97
Total Funds Drawdown	\$0.00	\$44,231.97
Program Funds Drawdown	\$0.00	\$44,231.97
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$44,231.97
City of Minneapolis	\$0.00	\$44,231.97
Match Contributed	\$0.00	\$0.00

**Activity Description:**

6.0% of total grant funds will be used for administration costs. August 2012 amendment shifts funds from City of Big Lake deobligation.

The August 2012 Substantial amendment reallocates \$266,114.47 (remaining Big Lake funds) to the City of Minneapolis for the redevelopment of four properties, two rehabilitations and two new construction this amount includes administration funds remaining in the amount of \$2,345.67. Additional administrative funds are reallocated from the state's balance to maintain the six percent ratio originally designated in their grant. The additional administrative costs added to the grant equals \$15,000 resulting in a total administration fund of \$63,149.67.

Feb 2014 amendment shifts funds to redev HO LH and adds funds due to program income. Mar 2016 amendment shifts funds to Redevelopment Homeownership.

**Location Description:**

High need metro city locations. See block groups below:  
270531016001, and, 270531016002, and, 270531016003

**Activity Progress Narrative:**

## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

## Project # / Title: NSP3 Ramsey / Ramsey County

**Grantee Activity Number:** B1. Acq Rehab Homeownership LH - Ramsey

**Activity Title:** B1. Acq Rehab Homeownership LH - Ramsey

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 Ramsey

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Ramsey County NSP3

**Activity Status:**

Under Way

**Project Title:**

Ramsey County

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Ramsey County2

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2016**

N/A

**To Date**

\$209,516.29

**Total Budget**

\$0.00

\$209,516.29

**Total Obligated**

\$0.00

\$209,516.29

**Total Funds Drawdown**

\$0.00

\$209,516.29



<b>Program Funds Drawdown</b>	\$0.00	\$194,769.26
<b>Program Income Drawdown</b>	\$0.00	\$14,747.03
<b>Program Income Received</b>	\$0.00	\$18,706.80
<b>Total Funds Expended</b>	\$0.00	\$209,516.29
Ramsey County2	\$0.00	\$209,516.29
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. Ramsey County will rehabilitate twelve single family homes. Should subsidy be less for each property, Ramsey will be able to impact additional properties. Therefore it projects a range between 12-14 properties. The County will utilize developer partners who have participated in NSP1 activities. NSP3 funds will be used to acquire, rehabilitate, and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$33,600 - \$50,000 per project. Ramsey will leverage other resources from HOME funds in the amounts of \$200,000 for foreclosure remediation, \$75,000 for acquisition/rehabilitation, and \$180,000 for buyer assistance to increase impact in the target area. The developer will seek their own financing for acquisition and rehabilitation of units. July 2012 amendment adds funds for anticipated program income. Aug 2012 amendment shifts funds to Acq Rehab Homeownership LH from Admin. Sept 2013 amendment shifts funds between acq rehab and acq rehab lh, and also adds funds to acq rehab lh. Feb 2014 amendment shifts funds to Acq Rehab Homeownership activity. Dec 2014 amendment adds funds to LH activity and admin. Feb 2015 amendment adjusts for decreased program income. Jun 2015 amendment shifts funds from lh activity to non-lh activity.

### Location Description:

The County has chosen the West Maplewood area between Arcade and White Bear (north of Larpenteur) which has moderate demand with higher supply of eligible properties. High need suburban metro locations - see block groups below: 271230423021, and, 271230423022, and, 271230423023, and, 271230423024, and, 271230423025

### Activity Progress Narrative:

### Accomplishments Performance Measures

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/4

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	4/4
<b># of Singlefamily Units</b>	0	4/4

### Beneficiaries Performance Measures

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod</b>
<b># of Households</b>	0	0	0	4/4	0/0	4/4	100.00
<b># Owner Households</b>	0	0	0	4/4	0/0	4/4	100.00





Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>B1. Acq Rehab Homeownership - Ramsey</b>
<b>Activity Title:</b>	<b>B1. Acq Rehab Homeownership - Ramsey</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3 Ramsey

**Project Title:**

Ramsey County

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Ramsey County2

**Program Income Account:**

Ramsey County NSP3

Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$483,832.30
<b>Total Budget</b>	\$0.00	\$483,832.30
<b>Total Obligated</b>	\$0.00	\$483,832.30
<b>Total Funds Drawdown</b>	\$0.00	\$483,832.30
<b>Program Funds Drawdown</b>	\$0.00	\$393,482.80
<b>Program Income Drawdown</b>	\$0.00	\$90,349.50
<b>Program Income Received</b>	\$0.00	\$107,877.24
<b>Total Funds Expended</b>	\$0.00	\$483,832.30
Ramsey County2	\$0.00	\$483,832.30
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. Ramsey County will rehabilitate twelve single family homes. Should subsidy be less for each property, Ramsey will be able to impact additional properties. Therefore it projects a range between 12-14 properties. The County will utilize developer partners who have participated in NSP1 activities. NSP3 funds will be used to acquire, rehabilitate, and resell units to homeowners at 120% AMI and below. The program design calls for developers to acquire and rehab homes with an average subsidy of \$33,600 - \$50,000 per project. Ramsey will leverage other resources from HOME funds in the amounts of \$200,000 for foreclosure remediation, \$75,000 for acquisition/rehabilitation, and \$180,000 for buyer assistance to increase impact in the target area. The developer will seek their own financing for acquisition and rehabilitation of units. July 2012 amendment adds funds for anticipated program income. Sept 2013 amendment shifts funds between acq rehab and acq rehab lh, and also adds funds to acq rehab lh. Nov 2013 amendment adjusts for decreased anticipated program income. Feb 2014 amendment shifts funds to Acq Rehab Homeownership activity.

**Location Description:**

The County has chosen the West Maplewood area between Arcade and White Bear (north of Larpenteur) which has moderate demand with higher supply of eligible properties. High need suburban metro locations - see block groups below: 271230423021, and, 271230423022, and, 271230423023, and, 271230423024, and, 271230423025

**Activity Progress Narrative:**

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/10
#Units with bus/rail access	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	5/5	10/10	50.00
# Owner Households	0	0	0	0/0	5/5	10/10	50.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>F. Admin Costs - Ramsey</b>
<b>Activity Title:</b>	<b>F. Admin Costs - Ramsey</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP3 Ramsey

**Project Title:**

Ramsey County

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

Ramsey County2

**Program Income Account:**

Ramsey County NSP3

**Overall****Jul 1 thru Sep 30, 2016****To Date****Total Projected Budget from All Sources**

N/A

\$42,607.45

**Total Budget**

\$0.00

\$42,607.45

**Total Obligated**

\$0.00

\$42,607.45

**Total Funds Drawdown**

\$0.00

\$42,607.45

**Program Funds Drawdown**

\$0.00

\$21,119.94

**Program Income Drawdown**

\$0.00

\$21,487.51

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$42,607.45

Ramsey County2

\$0.00

\$42,607.45

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

6.0% of total grant funds will be used for administration costs.

July 2012 amendment adds funds for anticipated program income. Aug 2012 amendment shifts funds to Acq Rehab Homeownership LH. Feb 2014 amendment shifts funds to Acq Rehab Homeownership activity. Dec 2014 amendment adds funds to LH activity and admin.

**Location Description:**

The County has chosen the West Maplewood area between Arcade and White Bear (north of Larpenteur) which has moderate demand with higher supply of eligible properties. High need suburban metro locations - see block groups below: 271230423021, and, 271230423022, and, 271230423023, and, 271230423024, and, 271230423025

**Activity Progress Narrative:**

## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

## Project # / Title: NSP3 St. Paul / City of St. Paul

**Grantee Activity Number:** B1. Acq Rehab Homeownership - St Paul

**Activity Title:** B1. Acq Rehab Homeownership - St Paul

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 St. Paul

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

St. Paul NSP3

**Activity Status:**

Under Way

**Project Title:**

City of St. Paul

**Projected End Date:**

06/30/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of St. Paul2

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2016**

N/A

**To Date**

\$397,000.00

**Total Budget**

\$0.00

\$397,000.00

**Total Obligated**

\$0.00

\$397,000.00

**Total Funds Drawdown**

\$0.00

\$397,000.00

**Program Funds Drawdown**

\$0.00

\$397,000.00



<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$397,000.00
City of St. Paul2	\$0.00	\$397,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. NSP3 funds will be used to acquire, rehabilitate, and resell units to homeowners at 120% AMI and below. The program design calls for the City to acquire and demolish while the developer partner will redevelop and resell. The average subsidy of \$78,751 will remain in each project.

Aug 12 amendment shifts funds to Acq Rehab Homeownership, and increased number of properties to 8.

- The August 2012 Substantial Amendment expands the NSP3 target area. The purpose is to increase St. Paul's pool of foreclosed homes and jumpstart their NSP3 program. This proposal includes a change in strategy and a slightly larger target area (high need score at 20) that overlaps their current NSP HUD Direct funds and creates the needed opportunities for St. Paul to successfully expend their funds within the NSP deadlines. Under the new plan, St. Paul's unit count increased from nine to 13. It also decreases the city's low income concentration from 42% to 34%. The target area expands several blocks to the north and east. The impact score increases from 13 to 16. Current layered investments have already met this score. The expansion makes it more feasible for St. Paul to meet their contractual obligations under NSP3. It provides the city a distinct advantage by making available NSP3 projects already under HRA ownership. It further leverages investments in the area, such as other local, State and Federal funding sources (NSP1, 2, 3, ISP and CDBG. It increases the number of foreclosed/vacant properties, making it feasible for St. Paul to meet their 50% expenditure requirement. It provides the city a distinct advantage, making available NSP3 projects already under HRA ownership, and it offers an expanded opportunity for vicinity hiring.

Nov 2013 amendment shifts funds to acq rehab homeownership - lh and acq rehab homeownership. March 2016 amendment shifts funds from acq rehab to acq rehab lh.

### Location Description:

The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties.

High need metro city locations - see block groups below:

271230310003

271230315004

August 2012 Substantial amendment: Target Area expansion

An expansion of St. Paul's NSP3 target area is included as a revision. The purpose is to increase St. Paul's pool of foreclosed homes and jumpstart their NSP3 program. This proposal includes a change in strategy and a slightly larger target area (high need score at 20) that overlaps their current NSP HUD Direct funds and creates the needed opportunities for St. Paul to successfully expend their funds within the NSP deadlines. Under the new plan, St. Paul's unit count increased from nine to 13. It also decreases the city's low income concentration from 42% to 34%. The target area expands several blocks to the north and east. The impact score increases from 13 to 16. Current layered investments have already met this score. The expansion makes it more feasible for St. Paul to meet their contractual obligations under NSP3. It provides the city a distinct advantage by making available NSP3 projects already under HRA ownership. It further leverages investments in the area, such as other local, State and Federal funding sources (NSP1, 2, 3, ISP and CDBG. It increases the number of foreclosed/vacant properties, making it feasible for St. Paul to meet their 50% expenditure requirement. It provides the city a distinct advantage, making available NSP3 projects already under HRA ownership, and it offers an expanded opportunity for vicinity hiring.

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/7



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/7
# of Singlefamily Units	0	6/7

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	2/2	6/7	33.33
# Owner Households	0	0	0	0/0	2/2	6/7	33.33

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>B1. Acq Rehab Homeownership LH - St Paul</b>
<b>Activity Title:</b>	<b>B1. Acq Rehab Homeownership LH - St Paul</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3 St. Paul

**Project Title:**

City of St. Paul

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of St. Paul2

**Program Income Account:**

St. Paul NSP3

Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$110,408.00
<b>Total Budget</b>	\$0.00	\$110,408.00
<b>Total Obligated</b>	\$0.00	\$110,408.00
<b>Total Funds Drawdown</b>	\$0.00	\$110,408.00
<b>Program Funds Drawdown</b>	\$0.00	\$110,408.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$110,408.00
City of St. Paul2	\$0.00	\$110,408.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. Nov 2013 amendment shifts funds to acq rehab homeownership - lh from acq rehab rental lh. March 2016 amendment shifts funds from acq rehab to acq rehab lh.

**Location Description:**

The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties. High need metro city locations - see block groups below:

271230310003

271230315004

August 2012 Substantial amendment: Target Area expansion

An expansion of St. Paul's NSP3 target area is included as a revision. The purpose is to increase St. Paul's pool of foreclosed homes and jumpstart their NSP3 program. This proposal includes a change in strategy and a slightly larger target area (high need score at 20) that overlaps their current NSP HUD Direct funds and creates the needed opportunities for St. Paul to successfully expend their funds within the NSP deadlines. Under the new plan, St. Paul's unit count increased from nine to 13. It also decreases the city's low income concentration from 42% to 34%. The target area expands several blocks to the north and east. The impact score increases from 13 to 16. Current layered investments have already met this score. The expansion makes it more feasible for St. Paul to meet their contractual obligations under NSP3. It provides the city a distinct advantage by making available NSP3 projects already under HRA ownership. It further leverages investments in the area, such as other local, State and Federal funding sources (NSP1, 2, 3, ISP and CDBG. It increases the number of foreclosed/vacant properties, making it



feasible for St. Paul to meet their 50% expenditure requirement. It provides the city a distinct advantage, making available NSP3 projects already under HRA ownership, and it offers an expanded opportunity for vicinity hiring.

## Activity Progress Narrative:

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>B2. Acq Rehab Rental LH - St Paul</b>
<b>Activity Title:</b>	<b>B2. Acq Rehab Rental LH - St Paul</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3 St. Paul

**Project Title:**

City of St. Paul

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of St. Paul2

**Program Income Account:**

St. Paul NSP3

**Overall****Jul 1 thru Sep 30, 2016****To Date****Total Projected Budget from All Sources**

N/A

\$200,000.00

**Total Budget**

\$0.00

\$200,000.00

**Total Obligated**

\$0.00

\$200,000.00

**Total Funds Drawdown**

\$0.00

\$200,000.00

**Program Funds Drawdown**

\$0.00

\$200,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$200,000.00

City of St. Paul2

\$0.00

\$200,000.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Funds to be used for acquisition rehabilitation activities of foreclosed and abandoned homes and residential properties. The City will utilize developer partners who have participated in NSP1 and NSP2 activities. The program design calls for the City to acquire and demolish while the developer partner will redevelop and resell. The average subsidy of \$78,751 will remain in each project. The City also plans for developers to redevelop rental duplexes for households at 50% AMI or below. Aug 12 amendment shifts funds to Acq Rehab Homeownership. Nov 2013 amendment shifts funds to acq rehab homeownership - lh.

**Location Description:**

The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties. High need metro city locations - see block group numbers below: 271230310003, and, 271230315004

**Activity Progress Narrative:**

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Units with bus/rail access	0	0/0
# ELI Households (0-30% AMI)	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	4/4	0/0	4/4	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>F. Admin Costs - St Paul</b>
<b>Activity Title:</b>	<b>F. Admin Costs - St Paul</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP3 St. Paul

**Project Title:**

City of St. Paul

**Projected Start Date:**

03/10/2011

**Projected End Date:**

06/30/2016

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

City of St. Paul2

**Program Income Account:**

St. Paul NSP3

**Overall****Jul 1 thru Sep 30, 2016****To Date****Total Projected Budget from All Sources**

N/A

\$37,232.00

**Total Budget**

\$0.00

\$37,232.00

**Total Obligated**

\$0.00

\$37,232.00

**Total Funds Drawdown**

\$0.00

\$37,232.00

**Program Funds Drawdown**

\$0.00

\$37,232.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$37,232.00

City of St. Paul2

\$0.00

\$37,232.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

5.0% of total grant funds will be used for administration costs.  
Nov 2013 amendment shifts funds to acq rehab homeownership - lh.

**Location Description:**

The City has chosen the Payne-Maryland-Arcade area which has moderate demand with higher supply of eligible properties.  
High need metro city locations - see block numbers below.  
271230310003, and, 271230315004.

**Activity Progress Narrative:****Accomplishments Performance Measures****No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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